

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 12-01-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO E-10
ITEM DESCRIPTION: Final Plat #03-40 to be known as Harvestview First Replat		PREPARED BY: Brent Svenby, Planner

November 25, 2003

Planning Department Review:

See attached staff report dated November 25, 2003 recommending approval subject to the following conditions:

1. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the November 18, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.
2. If the proposed grading varies from the approved Grading Plan, as a result of the proposed lot line modification, approval of a revised Grading Plan is required.
3. The applicant agrees that this plat will have an impact on the City's need for parkland and that the dedication should be handled in the form outlined in the November 19, 2003 Memorandum from the Rochester Park and Recreation Department.

Council Action Needed:

1. A resolution approving the plat can be adopted.

Distribution:

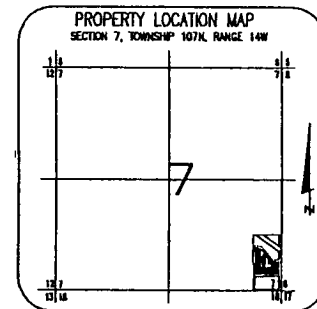
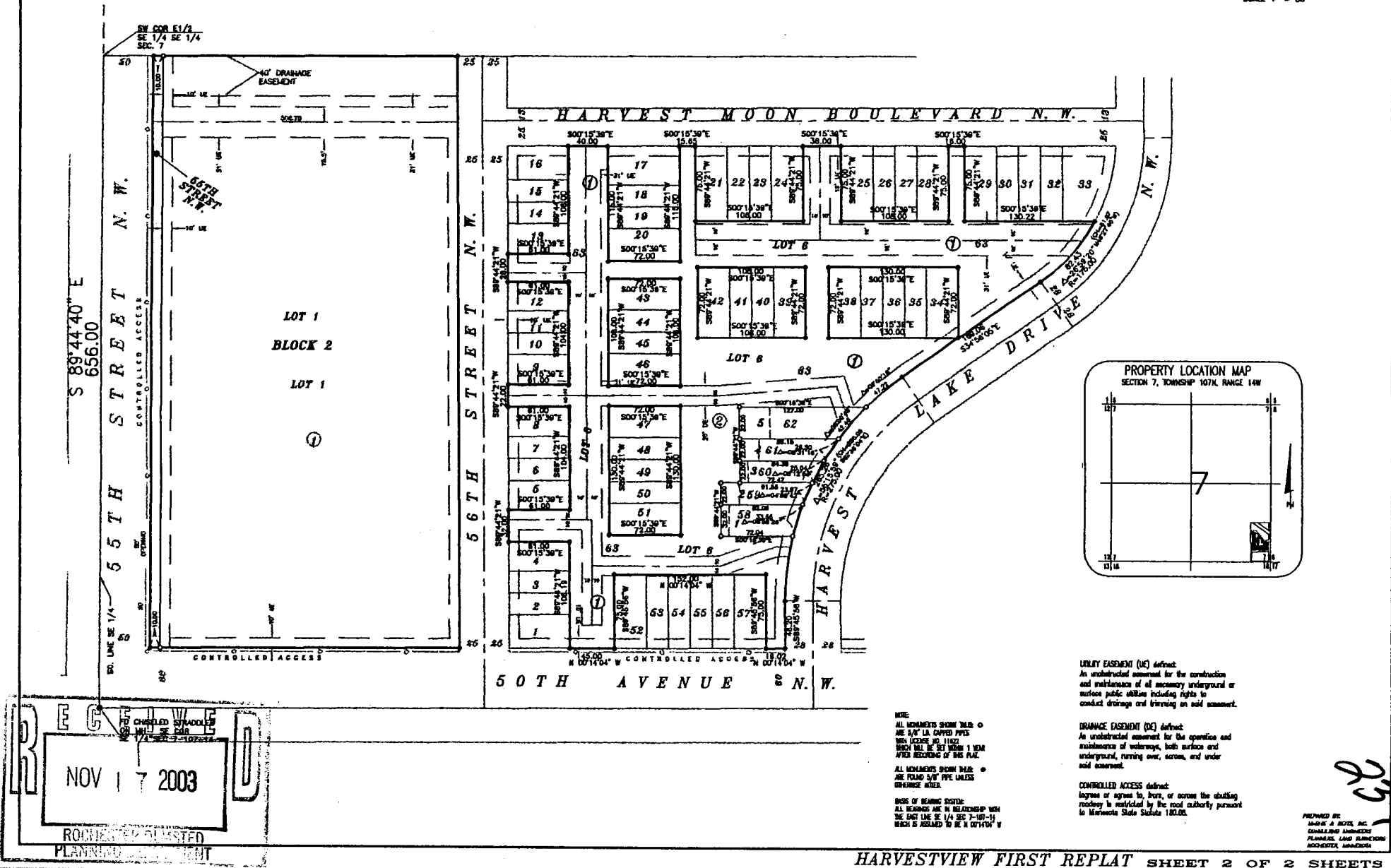
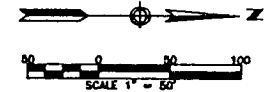
1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, December 1, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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Final Plat #03-40
Harvestview 1st Replat
600' Notification Distance
Ward 3 McConnell
11/17/03

HARVESTVIEW FIRST REPLAT



UTILITY EASEMENT (UE) defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and turning on said easement.

DRAINAGE EASEMENT (DE) defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

CONTROLLED ACCESS defined:
Access to, across, or over the existing roadway is restricted by the local authority pursuant to Minnesota State Statute 180.00.

NOTE:
ALL MONUMENTS SHOWN THIS PLAT ARE 5/8" I.D. CAPED PIPES WHO LOCUS NO. 1422 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THIS PLAT ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

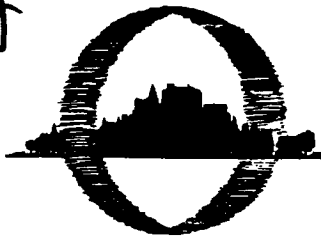
NOTE OF WARNING SYSTEM:
ALL RECORDS ARE IN RELATIONSHIP WITH THE FIRST LINE SE 1/4 SEC 7-100-19 WHICH IS ASSUMED TO BE A DUTY/100' W

PREPARED BY:
JAMES A. ROY, INC.
DRAINAGE ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF
Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: November 25, 2003

RE: Final Plat #03-40 by Bigelow Enterprises to be known as Harvestview First Replat.

Planning Department Review:

Applicant/Owner: Joel Bigelow & Sons Enterprises, Inc.
706 County Road 3 NW
Byron, MN 55920

Surveyors/Engineers: McGhie & Betts, Inc.
1648 Third Ave. SE
Rochester, MN 55904

Referral Comments:

1. Rochester Public Works Department
2. Planning Department – Addressing Staff
3. Planning Department - Wetlands
4. RPU – Water Division
5. RPU - Operations Division
6. MnDOT
7. Fire Department

Report Attachments:

1. Referral Comments (3 Letters)
2. Copy of Final Plat
3. Location Map

Plat Data:

Location of Property: The property is located on the north side of 55th Street NW and along the west side of 50th Avenue NW.

Zoning: The property is located in the Harvestview Special District.

Proposed Development: This plat is a replat of Lot 1, Block 1 and Lots 58, 59, 60, 61, 62 and 63, Block 2 into 7 lots.

Roadways: The replat dedicates an additional 10 feet of right-of-way for 55th Street NW.

Pedestrian Facilities: A Development Agreement and Supplemental to the Development Agreement, which includes the



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requirements for pedestrian facilities, has been executed with the City of Rochester.

Wetlands:

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The Soils Survey does not indicate hydric soils within this Plat.

Public Utilities:

The City has approved the public improvement (water main and sanitary sewer construction) plans for the subdivision.

Spillover Parking:

Spillover parking requirements were reviewed at the time the performance residential development plan was approved.

Parkland Dedication:

This replat does not change the parkland dedication requires for the development required with the Approval of the original plat. The development is subject to parkland dedication for the development being met via the deferred land dedication to occur west of Harvestview adjacent to the proposed elementary school site. The land to be dedicated when the property is accessed via a public street or the park department wishes to begin development of the site.

General Development Plan:

The proposed plat is consistent with the approved Harvestview General Development Plan.

Preliminary Plat:

According to Section 61.221 of the Land Development Manual "A subdivision in which all proposed lots front on a platted or dedicated street right-of-way and no major changes to the right-of-way are proposed may be exempted from the requirements of this paragraph (Land Subdivision Permit).

Planning Staff and Recommendation:

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual and would recommend approval of this final plat subject to the following conditions / modifications:

1. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the November 18, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
2. ***If the proposed grading varies from the approved Grading Plan, as a result of the proposed lot line modification, approval of a revised Grading Plan is required.***
3. ***The applicant agrees that this plat will have an impact on the City's need for parkland and that the dedication should be handled in the form outlined in the November 19, 2003 Memorandum from the Rochester Park and Recreation Department.***

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 11/24/03

The Department of Public Works has reviewed the application for FP#03-40 for the proposed Harvestview First Replat. The following are Public Works comments on this request:

1. There is an existing Development Agreement for this Property.
 2. If proposed grading varies from the approved Grading Plan, as a result of the proposed lot line modifications, approval of a revised Grading Plan is required.
- ❖ Charges/fees applicable to the development of this property are addressed in the Development Agreement and City-Owner Contract for this Property.



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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: November 19, 2003

TO: Jennifer Garness
Planning

RE: Harvestview First Replat
Final Plat # 03-40

Acreage of plat.....	18.53 acres
Number of dwelling units.....	62 units
Density factor.....	.0244
Dedication	1.51 acres
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Replatting of the area does not change the dedication required with the April 21, 2003 approval of the original plat.

That dedication being: deferred land dedication with land to be dedicated located adjacent to proposed elementary school site to be located westerly of this plat. The land to be dedicated when the property is accessed via public street or when the City wishes to begin development of the property.

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we pledge, we deliver

November 18, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Final Plat #03-40 by Joel Bigelow & Sons Enterprises, Inc. to be known as Harvestview First Replat.

Dear Ms. Garness:

Our review of the referenced final plat is complete and our comments follow:

1. Additional public utility easements will be required within Lot 1, Block 2 for the necessary water system improvements to serve this lot. These if not determinable at this time can be dedicated later as that area develops.

Please contact us at 507-280-1600 if you have questions.

Very truly
yours,

A handwritten signature in black ink that reads "Donn Richardson". The signature is written in a cursive, flowing style.

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
McGhie & Betts, Inc.
Joel Bigelow & Sons Enterprises, Inc.



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: NOVEMBER 18, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; McGhie and Betts
Inc.

RE: HARVESTVIEW FIRST REPLAT
FINAL PLAT #03-40

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$120.00 (6 LOTS/ADDRESSES)

GIS IMPACT FEE: \$235.00 (7 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of HARVESTVIEW FIRST REPLAT the GIS / Addressing staff has found no issues to bring forth at this time.

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